

**DISPOSITION OF BIDS RECEIVED FOR THE SALE OF BUILDING AND
LAND LOCATED AT 3318 NORTH WHIPPLE**

THE CHIEF EXECUTIVE OFFICER RECOMMENDS THE FOLLOWING:

That the Chicago Board of Education recommend to the Committee on Housing and Real Estate of the City Council of the City of Chicago that the bid submitted by Concordia Lutheran Church, an Illinois not-for-profit corporation, 3855 N. Seeley Avenue, Chicago, IL 60618, in the amount of \$250,000, and an additional non-cash offer encompassing enrollments in the proposed preschool and after school program at the site with a tuition face value of \$600,000, be accepted for the sale of the building and land at 3318 North Whipple, consisting of approximately 31,924 square feet, as further described herein. The acceptance of this cash and non-cash offer shall be solely at the Board's discretion. The Offer to Purchase Real Estate, which has been executed by the Purchaser, will convert to a contract upon acceptance and execution by the Board. Information pertinent to this agreement is stated below:

LEGAL DESCRIPTION:

LOTS 13 TO 22, BOTH INCLUSIVE, IN BLOCK 3, IN S.E. GROSS' UNDER DEN LINDEN ADDITION TO CHICAGO, A SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

BID INFORMATION: The Board of Education advertised a notice of intended sale of the building and land located at 3318 North Whipple. The closing bid date was January 9, 2001. Bids were received in the Department of Purchasing and opened on the same date.

APPRAISAL: An appraisal was made for this property indicating a fair market value as follows:

Market Value: \$425,000

Date: December 1, 2000

RECOMMENDED BID: U.S. Equities Realty, LLC, the Board's Real Estate advisor, reviewed the appraisal and the bid and recommends that the cash bid of \$250,000 and non-cash bid (the net present value of which U.S. Equities calculates to be approximately \$392,000), submitted by the following be accepted:

Name: Concordia Lutheran Church

Address: 3855 N. Seeley Avenue

Bid Price Cash: \$250,000

Non Cash Offer: Enrollments in proposed preschool (face value: \$600,000, net present value: \$392,000)

Deposit: \$25,000

AUTHORIZATION: Authorize the General Counsel to include other relevant terms and conditions in the sale agreement. Authorize the President and Secretary to execute the agreement. Authorize the General Counsel to execute all ancillary documents required to administer or effectuate this agreement.

AFFIRMATIVE ACTION: Exempt.

LSC REVIEW: Local School Council approval is not applicable to this transaction.

FINANCIAL: Proceeds to be deposited to the General Fund.

GENERAL CONDITIONS:

Inspector General – Each party to the agreement shall acknowledge that, in accordance with 105 ILCS 5/34-13.1, the Inspector General of the Chicago Board of Education has the authority to conduct certain investigations and that the Inspector General shall have access to all information and personnel necessary to conduct those investigations.

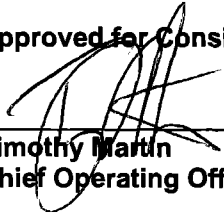
Conflicts – The agreement shall not be legally binding on the Board if entered into in violation of the provisions of 105 ILCS 5/34-21.3 which restricts the employment of, or the letting of contracts to, former Board members during the one year period following expiration or other termination of their terms of office.

Indebtedness – The Board's Indebtedness Policy adopted July 26, 1995 (95-0726-EX3), as amended from time to time, shall be incorporated into and made a part of the agreement.

Ethics – The Board's Ethics Code adopted September 27, 1995 (95-0927-RU3), as amended from time to time, shall be incorporated into and made a part of the agreement.


Contingent Liability – The agreement shall contain the clause that any expenditure beyond the current fiscal year is deemed a contingent liability, subject to appropriation in the subsequent fiscal year budget(s).

Approved for Consideration:



Timothy Martin
Chief Operating Officer

Approved:



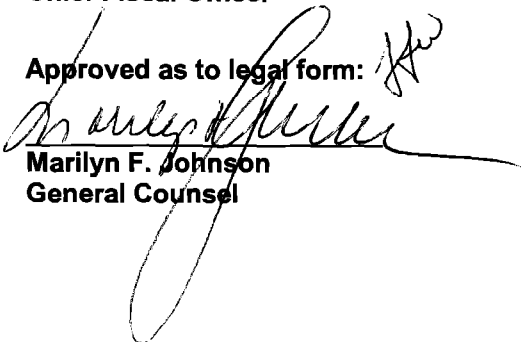
Paul G. Vallas
Chief Executive Officer

Within Appropriation:



Kenneth C. Gotsch
Chief Fiscal Officer

Approved as to legal form:



Marilyn F. Johnson
General Counsel